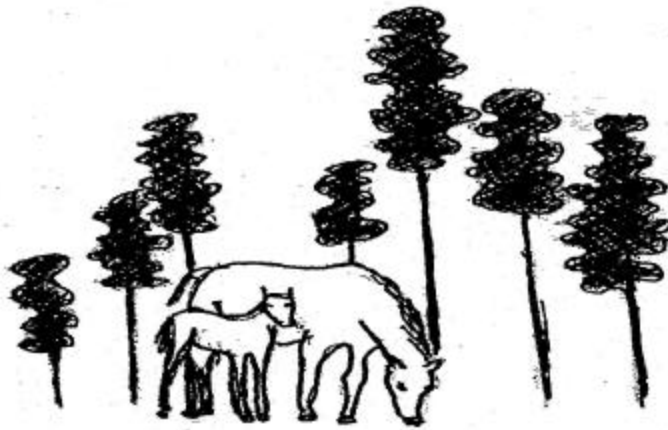


NEIGHBORHOOD PLAN FOR
PALM BEACH LITTLE RANCHES



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1. Introduction

This Neighborhood Plan for the residential area that makes up Palm Beach Little Ranches has been drafted by the Village of Wellington Planning, Zoning and Building Department, in conjunction with the residents and property owners of the neighborhood. The purpose and intent of this plan are to:

- preserve the rural character and lifestyle of the Palm Beach Little Ranches community, and provide guidelines for the future;
- provide a decision-assisting guide for elected officials and policy makers to inform them of the community goals and vision for Palm Beach Little Ranches;
- be a strategic neighborhood plan that educates as well as reflects the needs, concerns and aspirations of the residents of Palm Beach Little Ranches and the Village of Wellington; and
- establish a framework to implement the community vision and values established in the Village Charter and in the Equestrian Element of the Village of Wellington Comprehensive Plan, as exemplified below.

The neighborhood plan and the recommended overlay zoning district for Palm Beach Little Ranches are intended to comply with the following directive in the Village Charter:

The incorporation of the Wellington area will serve to preserve and protect the distinctive characteristics of the individual communities within the boundaries of the Village of Wellington.

Palm Beach Little Ranches is located within an Equestrian Preservation Area on the Village of Wellington Future Land Use Map. This neighborhood plan is intended to further the following related goal from the Equestrian Element in the Village of Wellington Comprehensive Plan:

To ensure the preservation and protection of the neighborhoods which comprise this area, the equestrian industry and the rural lifestyle which exists in the Equestrian Preserve.

2. Description of Planning Area

Palm Beach Little Ranches is a rural, residential neighborhood, with an equestrian character, within the municipal boundaries of the Village of Wellington. The neighborhood consists of two subdivisions and unplatted lots, totaling approximately 604 acres in size, which are located along the south side of Southern Boulevard (State Road 80) about equal distance between State Road 7 and Forest Hill Boulevard. A location map is provided in Figure 1. An aerial photograph of the Palm Beach Little Ranches Neighborhood is provided in Figure 2.

The two subdivisions in this neighborhood are Palm Beach Little Ranches and Palm Beach Little Ranches East. Palm Beach Little Ranches is 401 acres. Palm Beach Little Ranches East is 137 acres. These subdivisions and the unplatted land along the C-51 canal have been divided into 154 residential lots that range up to 10 acres per lot.

Figure 1 – Location Map

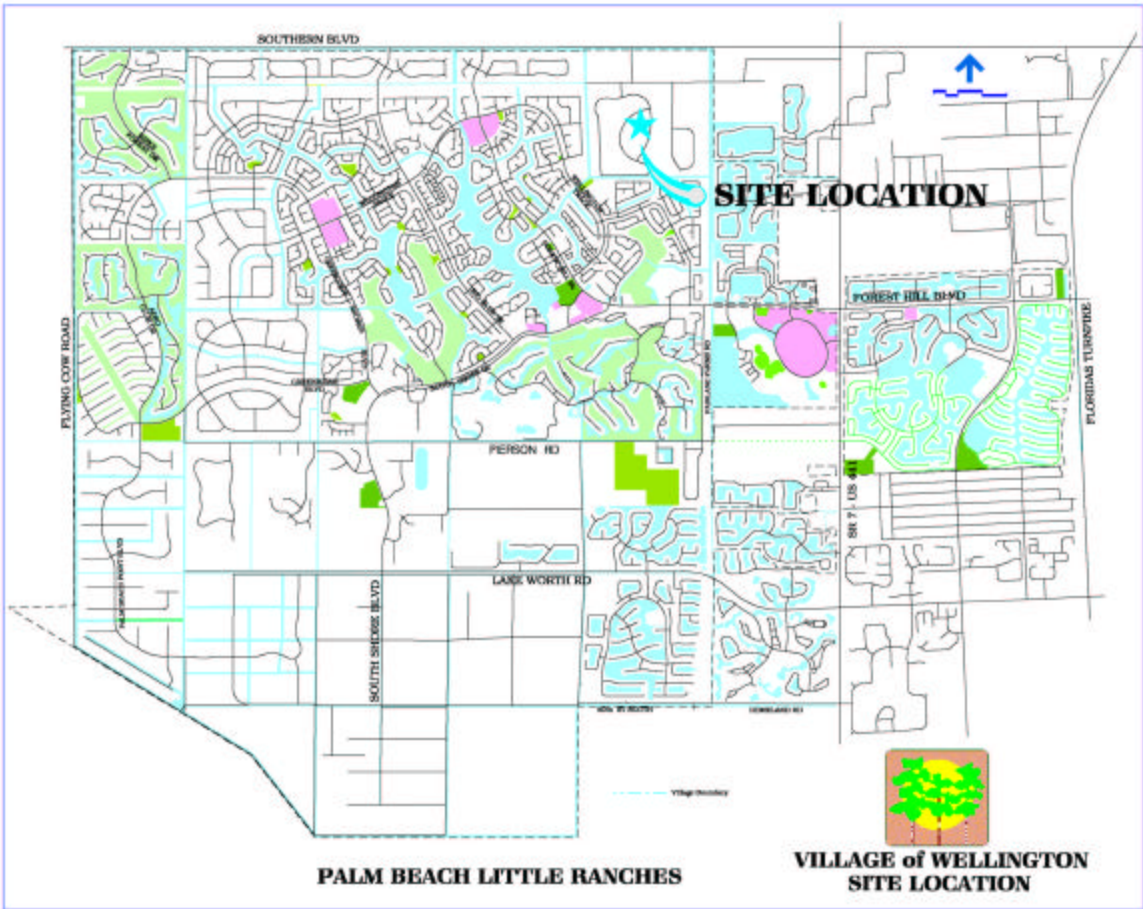


Figure 2 - Aerial Photograph



3. History

The area that now makes up the Palm Beach Little Ranches neighborhood was originally divided into unplatted and platted residential lots in the 1950's. These lots were created in three distinct areas: (1) the unplatted lots along the south side of the C-51 canal; (2) the Palm Beach Little Ranches subdivision; and (3) the Palm Beach Little Ranches East subdivision. The area along the C-51 canal was divided into nine-to-ten-acre tracts of land. The Palm Beach Little Ranches subdivision was divided into two-acre tracts of land. The Palm Beach Little Ranches East subdivision was divided into five-acre tracts of land. Joe Fearnley and Bink Glisson were among the original developers of this area. The first home in the neighborhood was constructed in the mid-1950's.

4. Planning Charettes

The staff of the Village of Wellington approached the residents and property owners of Palm Beach Little Ranches regarding the need to prepare a neighborhood plan to address its unique environment and various issues. Three neighborhood planning charettes were conducted with the residents and property owners of Palm Beach Little Ranches in response to this inquiry. These meetings were held on September 4, 2002, October 2, 2002, and December 9, 2002. The results of these meetings are described in the attachments.

5. Vision

The residents and property owners of Palm Beach Little Ranches have expressed a vision for their neighborhood at the above-referenced planning charettes for this neighborhood plan. This vision includes maintaining the rural residential character, with an equestrian theme, and large lots surrounded by dense vegetation. No additional means of access to the neighborhood is desired due to the potential for additional traffic.

6. Land Use and Zoning

The existing land uses within Palm Beach Little Ranches consists of more than 100 single-family residences or "ranchettes," 34 barns, and a covered arena. The lot sizes are relatively large, with land areas up to 10 acres per lot. The neighborhood is essentially an enclave with limited access to surrounding areas. Canals encompass the neighborhood on all four sides. Vehicular access in and out of the neighborhood is

provided by Wellington Road, which recently was realigned to intersect with Southern Boulevard at an existing traffic signal at Royal Palm Beach Boulevard.

The Future Land Use Map in the Village of Wellington Comprehensive Plan designates Palm Beach Little Ranches for low-density residential uses and equestrian uses. The allowable densities range from one (1) dwelling unit per 10 acres to one (1) dwelling unit per one (1) acre. The Future Land Use Map also designates this neighborhood as an Equestrian Preservation Area that is governed by the Equestrian Element in the Village's Comprehensive Plan.

The zoning for Palm Beach Little Ranches is AR: Agricultural Residential. The existing uses within the neighborhood are consistent with this zoning classification. This neighborhood is also located within the Equestrian Overlay Zoning District (EOD), which regulates the allowed uses and development standards for this area.

The Village staff and neighborhood residents are recommending that a Palm Beach Little Ranches Overlay Zoning District be adopted by the Village to regulate permitted uses and development standards in this neighborhood. These zoning regulations would supplement those in the EOD.

7. Housing

The housing stock within Palm Beach Little Ranches consists of single-family dwelling units or “ranchettes” on relatively large lots. However, a total of 154 residential dwelling units have been approved for the two subdivisions and unplatted land that make up this neighborhood. The existing dwelling units were constructed as early as the 1950s, and are in good condition.

8. Open Space and Recreation

There are no dedicated public open space or recreation areas within Palm Beach Little Ranches. The open space and recreation areas are provided privately on the large residential lots in the neighborhood.

9. Traffic and Roads

As is depicted in Figure 3, there are only a limited number of roads in Palm Beach Little Ranches. However, traffic is a significant concern of the neighborhood residents.

Traffic access to and from the neighborhood has recently been improved by the re-alignment of Wellington Road. The new alignment lines up with an existing traffic signal at the intersection of Southern Boulevard and Royal Palm Beach Boulevard. This alignment should greatly improve access to the neighborhood, especially since Southern Boulevard is being widened in this area.

Speeding, especially service vehicles, on straight stretches of the roadway network in the neighborhood is also a concern. Traffic calming measures were discussed at the charettes. One such location would be at or near the "T" intersection of Wellington Road and Acme Road. Such measures could include landscaping close to the road or a modified "T" intersection. Any traffic calming measure would need to accommodate the service vehicles that access the electrical substation located in this area. The property owners along Acme Road have previously voted against speed bumps along that road. The construction of a traffic circle at the intersection of Acme Road and Wellington Road would not be feasible because service vehicles accessing the electrical substation in the neighborhood could not maneuver this type of traffic calming measure at this location.

There is a school bus stop at the intersection of Wellington Road and Acme Road. Many students must travel relatively-long distances from their homes to use this bus stop. Given this fact, the residents have requested that a bus shelter be erected at this stop to help protect students from the weather.

The neighborhood residents have expressed an interest in using golf carts for short trips through the neighborhood. This would seem appropriate and consistent with what is done in many communities. Section 316.212, Florida Statutes, allows municipalities to designate one or more municipal streets for use by golf carts, if the municipality determines golf carts may safely travel on or cross the street. Such use of golf carts is limited between sunrise and sunset and to persons 14 years of age and above. The local government may determine that golf carts may be operated at night, between sunset and sunrise, if the golf carts are equipped with headlights, brake lights, turn signals and a windshield. The Village Council may want to consider passing a resolution to allow golf carts on the local roads during the day in Palm Beach Little Ranches.

10. Equestrian Uses & Proposed Rules

A conflict exists between vehicles and horses on roads in the neighborhood, as discussed at the planning charettes. Currently, people are riding and exercising horses along and on the roads in the area. One solution to help resolve this conflict

may be to provide riding trails or “bridle easements” outside of road rights-of-way. Figure 3 on the following page is a map of proposed bridle easements throughout the neighborhood. These easement locations were discussed at the planning charrettes for this plan. The easements along canal rights-of-way may be obtained through the Village or other government agencies. The easements outside of the public rights-of-way will need to be obtained from private property owners. The Data and Analysis Section for the Equestrian Element in the Village’s comprehensive plan indicates that such easements should be at least 16 feet in width. The staff of the South Florida Water Management District has agreed to work with the Village and neighborhood property owners to consider gates along the C-51 canal that would allow equestrian use in that area.

Another problem expressed by area residents is the number of horses that are exercised together in public rights-of-way. It has been recommended that no more than three (3) horses, including the horse with a rider, may be exercised at one time in or along a roadway. Signs indicating this limitation have been erected in the neighborhood.

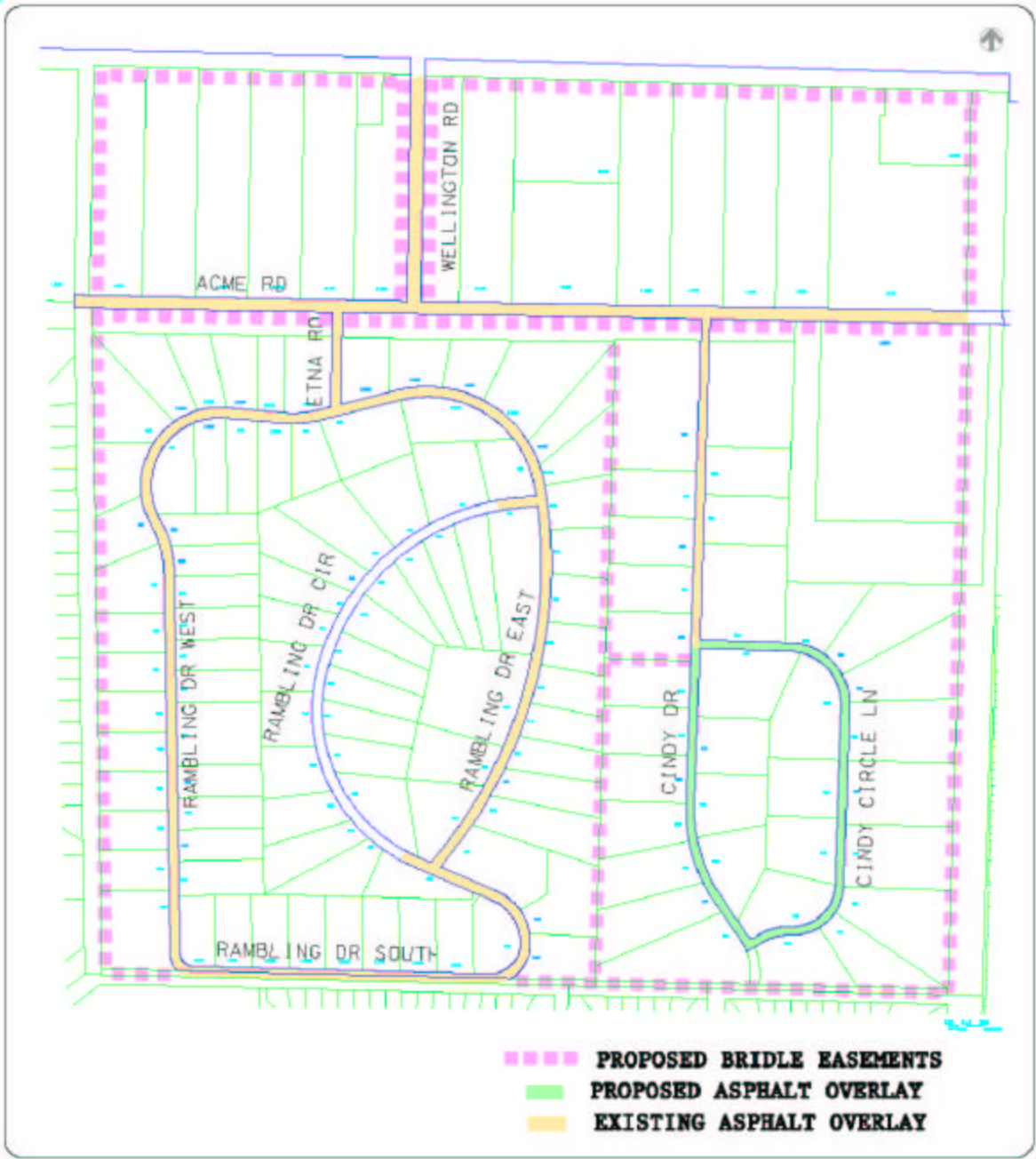
11. Signage & Neighborhood Identity

The residents have expressed a need for a uniform signage, including street signs with a rural design, in order to provide a common identity for the neighborhood. The drawing on the front of this plan has been suggested as a logo for the community.

The need for an entry feature at the entrance to the neighborhood along Southern Boulevard has also been recommended by the residents of this community. Street signs with a similar logo could also be placed throughout the neighborhood. All or part of the costs for these improvements may need to be paid by the owners of property in the neighborhood.

Neighborhood representatives and staff are also suggesting that the entrance road to the community from Southern Boulevard be renamed from Wellington Road to “Little Ranches Trail.” This name or something similar would seem appropriate since the road leads only to this neighborhood with no other vehicular outlets. A recommendation below addresses this issue.

Figure 3 – Map of Proposed Bridle Easements



12. Vegetation and Tree Removal

The heavily-wooded areas and dense vegetation throughout the neighborhood are important to the rural character of Palm Beach Little Ranches. Current Village regulations require a permit to remove any trees. However, the Village has previously issued a written policy indicating dead trees in this neighborhood may be removed without a permit. The neighborhood residents have requested that this policy remain in effect. The replacement of any trees removed could be a requirement of the proposed zoning district for this neighborhood.

13. Inoperable and Unlicensed Vehicles

Neighborhood residents are concerned about inoperable and unlicensed vehicles being parked on private property in the neighborhood. Such vehicles are regulated throughout the Village by Chapter 36 in the Village's Code of Ordinances. Therefore, these concerns shall be addressed by the Village's procedures for code enforcement.

14. Neighborhood Goals

The following goals for the neighborhood have been developed by the members of the Home Owners Associations as part of the Charette process for the preparation of this plan:

Goal 1. Protect the unique character of Palm Beach Little Ranches.

Goal 2. Preserve a rural and equestrian lifestyle.

Goal 3. Maintain property values.

Goal 4. Develop standards for equestrian use of common facilities.

Goal 5. Adopt zoning regulations appropriate to the neighborhood.

Goal 6. Prohibit the commercialization of the neighborhood.

Goal 7. Develop a neighborhood "Theme."

Goal 8. Develop a logo for the neighborhood.

Goal 9. Develop a uniform signage design.

Goal 10. Work with the Village to acquire bridle path easements in the neighborhood.

15. Recommendations

The following actions are recommended as a means to implement this plan:

- a. A Palm Beach Little Ranches Overlay Zoning District should be adopted to include specific permitted uses and zoning regulations for Palm Beach Little Ranches, as recommended by the area residents during the planning charrettes.
- b. The Village should consider erecting a school bus shelter at the intersection of Wellington Road and Acme Road, given the relatively long distance between this school bus stop and the area residences. Grant funds could be requested to help fund such a shelter. One basis for grant funds could be the unique geographic location and physical design of the neighborhood.
- c. The Village and neighborhood property owners should consider funding the design and installation of an entry feature at the entrance to these subdivisions along Southern Boulevard and rural street signs throughout the neighborhood.
- d. The Village should work with the Palm Beach Little Ranches Home Owners Association to consider a plan for installing traffic calming measures in this neighborhood.
- e. The Village Council should consider passing a resolution renaming Wellington Road to Little Ranches Trail to assist in improving the identity of the neighborhood.
- f. The Village Council should consider passing a resolution to allow the operation of golf carts by persons 14 years of age and above during daylight hours on municipal roads in the Palm Beach Little Ranches neighborhood, in accordance with Section 316.212, Florida Statutes.

16. Implementation

The following actions are recommended as a means to implement this plan:

- a. The Village Council should consider adopting this neighborhood plan.

- b. The Village Council should consider adopting a Palm Beach Little Ranches Overlay Zoning District. Such a zoning classification would establish the allowed uses within this area and the development standards for building new structures and buildings within the area.

17. Conclusion

The unique character of the equestrian areas in the Village has been formally recognized by the Village Council. An Equestrian Element and Equestrian Preservation Areas have been adopted in the Comprehensive Plan. An Equestrian Overlay Zoning District has also been adopted in the Unified Land Development Code. This neighborhood plan for Palm Beach Little Ranches is an additional step to address the unique character and concerns of a specific equestrian neighborhood in the Village. The implementation of this plan through the Unified Land Development Code, Capital Improvements Plan and the annual Village Budget should provide safeguards to preserve and enhance the unique character of this neighborhood.

Attachment "A"

RESULTS OF PLANNING CHARETTE
ON SEPTEMBER 4, 2002

COMMONALITY OF RESPONSES TO CHARETTE QUESTIONS
LITTLE RANCHES NEIGHBORHOOD PLAN
SEPTEMBER 4, 2002

1. What do you like about living in Little Ranches?
 - Private and limited access with larger lots
 - Peaceful
 - Equestrian and Country atmosphere
 - Not controlled with few rules and eclectic nature
 - New bridge coming
 - Lack of Commercialization
2. What do you dislike about living in Little Ranches?
 - Drainage
 - Speeders (service people)
 - Dogs running loose
 - Lack of speed calming devices
 - No signage at entrance
 - C 51 Canal and consistency
3. What would you like to change about Little Ranches?
 - School bus shelter for the children
 - New tree removal ordinance
 - Drainage
 - Equestrian Trails and exercising horses made safer
 - Mosquito control
 - Speed limits
4. What would you like to remain the same about Little Ranches?
 - Heavily treed
 - Zoning – Lower density
 - Not heavily regulated
 - Lack of commercialization
 - Country feel
5. What would like to see in 10 years in Little Ranches?
 - Plant trees
 - Keep the same (feel of privacy)
 - No commercialization
 - No higher taxes with property values increasing

- No subdividing
- Entrance made more attractive

ATTACHMENT B

RESULTS OF THE PLANNING CHARETTE
ON OCTOBER 2, 2002

Palm Beach Little Ranches
Results of the October 2, 2002
Neighborhood Plan Charette

Discussion Topics

Equestrian Uses

- The residents agree to limit the number of horses exercised by one rider (polo ponies).
- The residents agreed with the limitation of 4 stalls per acre.
- The residents agreed to maintain the equestrian nature of the subdivision.

Vegetation (Tree) Removal Permits

- Honor the letter from Mr. Lynn authorizing that no permits are necessary to remove dead trees.
- Include that non-native trees/vegetation
- The residents were not in agreement whether to increase the minimum number of tree requirement for the subdivision

Property Maintenance Standards

- Compare the Unified Land Development Code (ULDC) prior to the Village's incorporation for such issues- trucks, property maintenance.
- Determine between 10 -25% of mold, discoloration on a building before the Village's Code Compliance Division issues a correction notice to the property owner.
- Allow the overnight stay in an RV of a guest on the property.
- Allow parking one of each-RV, boat or trailer adjacent to a structure without screening
- There was difference of opinion between residents whether to regulate exterior color approval.
- The residents want to maintain lower density. They do not want another of the large properties to be subdivided.
- The residents requested that staff develop a chart of the permitted uses allowed in Palm Beach Little Ranches.

Traffic Issues

- Request a traffic study – staff recommendation

- Traffic calming device shall be designed at the “T” intersection of Wellington Road and Acme Road.
- A bus shelter is necessary at the intersection of Wellington Road and Acme Road.
- The new pump station at the eastern access was discussed. The access in and out will be eliminated once the pump station is built.

Master Signage Plan

- Staff requested of those attending, for suggestions, pictures of signs, or drawings of street signage and entry feature signs that they have seen and find appropriate and suitable for Palm Beach Little Ranches, be submitted to the Village.
- Develop a “wayfinding” consistent theme for Palm Beach Little Ranches.
- Staff requested of those attending, for suggestions for subdivision a logo, which identifies the lifestyle of Palm Beach Little Ranches.